

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 24, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:01 pm by Mayor Keough and was held at 3515 Broad Street.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Absent
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:
Alex Gilbert – Present
Eren Buyukbozkirli – Present

Also attending: Justin Breyer, City Manager and City Clerk; Dan Schlaff, Public Services Superintendent; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager, Marie Sherry, Treasurer; Pamela Weber, Recording Secretary; Patrick Droze, OHM Advisors; Robert Smith, Dexter Area Fire Department Chief; residents; and media

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – January 10, 2022

Motion Griffin; support Fisher to approve the minutes of the Regular City Council Meeting.

Ayes: Fisher, Griffin, Arab, Michels, Cousins, Keough
Nays: None
Absent: Hubbard
Motion carries

D. PRE-ARRANGED PARTICIPATION:

1. Auditor Rana Emmons, C.P.A. - PSLZ PLLC

Ms. Emmons provided the Audited Financial Report for Fiscal Year Ending June 30, 2021 as per packet. She provided the following additional highlights:

- The City of Dexter received the highest audit rating possible.
- Taxes are up, this is primarily due to property values going up.
- State Share Revenue is up about \$18,000 from the last year.
- Investment earnings are down due to the market, not due to actions of City staff.
- The City is in a very good position despite the impact of the pandemic.
- Dexter has a very professional team that monitors the City's investments and expenditures.
- Operating expenses (primarily salaries and benefits) are even with the prior year.
- We dipped into the general fund as planned (one time, over \$100,000).
- We continued to pay down water/sewer debt and debt in c governmental funds.
- Pensions: significantly paying down the net pension liability and it is showing in the bottom line. We are now up to 90% funded. The City is putting in extra each year and it really helps.
- Post retiree OPEB is 93% funded vs. 73% the prior year.
- The City's taxable value is about \$240,000,000.
- Recommend the City continues to plan for new facilities and keeps holding the bar high.

E. APPROVAL OF AGENDA:

Motion Fisher; support Cousins to approve the Agenda as presented.

Ayes: Cousins, Griffin, Fisher, Arab, Michels, Keough

Nays: None

Absent: Hubbard

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST:

Council Member Michels indicated that he would abstain from the consent agenda due to a payment to his employer, ~~Carlisle~~Carlisle-Wortman.

G. PUBLIC HEARINGS:

None

H. NON-ARRANGED PARTICIPATION:

None

I. COMMUNICATIONS:

1. Upcoming Meeting List

The following items were noted related to the Upcoming Meeting List:

- Addition of a work session on Feb 14th.
- Zoning Board of Appeals on January 19th – the board did not meet.

J. REPORTS:

1. Finance Director/Treasurer/Assessor – Marie Sherry

Ms. Sherry provided her written report as per packet.

2. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per packet. Mr. Stewart provided the following updates:

- The Department of Public Works continues to snow plow.
- The most recent edition of the MRWA magazine features the City of Dexter.
- Mr. Stewart thanked Mr. Breyer for his speed in hiring a new Public Utilities Operator. She is doing well and catching on very quickly.

3. Community Development Manager – Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following updates:

- The Ice Fest is going well. DDA sponsored a sculpture.
- Oxford is selling the Dexter Crossing shopping plaza. The sale is moving forward and may happen soon.
- The updated Zoning Ordinance presentation to the Planning Commission will occur in February. There will be a public hearing (tentatively in May) following the finalization of the zoning document.
- There will be a text amendment to the Outdoor Service Area (Ordinance??) following discussion regarding alternative types of barricades and parklets. The current orange/white barricades are rented. Staff would like feedback from City Council and the Planning Commission. Once determined, guidelines will be provided to business owners.

4. Board, Commission, & Other Reports- “Bi-annual or as needed”

Washtenaw County Sheriff - Sergeant H. Eugene Rush submitted his report as per packet.

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following updates:

- A packet supplement was provided at the meeting.
- Associate Planner and Assessing Field Worker applications are coming in.
- The next newsletter will be coming out in approximately 4-6 weeks. Information about the upcoming survey can be included.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- The first goal setting meeting is scheduled for January 29, 2022; the second is scheduled for February 26, 2022.
- Preparing the State of the City.
- The first succession planning interview for the position of Fire Chief went well.
- Two recommendations have been made on the consent agenda to fill the open positions on the Arts, Culture and Heritage Committee. Mr. Andrew Thomas and Ms. Rita Holmes are the two recommended applicants.

7. Council Member Reports

a. Jamie Griffin

Council Member Griffin reported on the written information she provided in the packet. There was a brief discussion on analyzing results of questions, expectations vs. reality, and time frames/benefits of repeated surveys. City Council members were reminded to submit survey input by Wednesday, January 26th.

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$340,846.46
2. Consideration of: Appointments to Arts, Culture, and Heritage Committee

Motion Fisher; support Arab to approve items 1-2 of the Consent Agenda.

Ayes: Griffin, Arab, Cousins, Michels, Fisher, Keough

Nays: None

Abstain: Michels

Absent: Hubbard

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

None

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Fire Station Guiding Principles

Motion Michels; support Arab to adopt Fire Station Guiding Principles based on the workshop held January 24, 2022, which includes statements 1, 2, 5, 8, 16, 17 and 18, with the understanding we have the ability to massage the wording at a later date.

Ayes: Fisher, Arab, Griffin, Cousins, Michels, Keough

Nays: None

Absent: Hubbard

Motion carries

2. Consideration of: Award of Second Street Water Main and Sidewalk to Concord
Excavating and Grading for an Amount not to Exceed \$686,326.69 including the project
add alternate for the First Street Park sidewalk.

Motion Cousins; support Fisher to approve repair the Second Street Water Main (the oldest water main in the city) and sidewalk.

Ayes: Michels, Arab, Fisher, Cousins, Griffin, Keough

Nays: None

Absent: Hubbard

Motion carries

3. Discussion of: Emergency Response Cost Recovery Ordinance

City Council discussed the following related the Emergency Response Cost Recovery Ordinance. Council Member Zach Michels gave an introduction to the topic.

- This is an introductory discussion about a possible ordinance and a framework for costs and fees, and where the funds would end up. This topic has been discussed at DAFD for quite a while. DAFD cannot adopt this themselves. To work well, it has to be adopted by each city within our local agreement. There needs to be agreement about how funds will be shared across the three communities.
- Would like to see a draft that breaks out what types of things would be charged for.
- The ordinance will have to apply to all residents equally across a municipality.
- There would be an appeals board as well.
- Chief Smith will look at what costs could have been recovered from the prior year's situations, as an example.
- 90% of other communities nationwide have an ordinance like this.

4. Consideration of: Parks and Recreation Commission

Motion Michels; support Cousins to approve the Parks and Recreation Commission's request to have two members of City Council participate in the Mill Creek Park design discussions. Council Member Griffin serves as City Council's ex-officio to the Parks and Recreation Commission. Student Representative Alex Gilbert will be the second representative.

Ayes: Griffin, Fisher, Michels, Arab, Cousins, Keough

Nays: None

Absent: Hubbard

Motion carries

N. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary):

Michels: I love snow. As I was driving over the bridge, I saw all of the white space, and would like to see a mural or a pop of color. Council previously approved money to contract with Ken Newell to present information about fire station design. I would like staff to reach back out to him to try to set something up.

Cousins: I am good tonight, thank you.

Fisher: Impressed with our student representatives' comments tonight.

Hubbard: Absent

Arab: Our family had a nice time at Ice Fest. It was ~~Roland's~~ Rollin's first winter outing. Love to see all the activities coming out of the Arts and Cultures Committee, they are near and dear to my heart.

Griffin: Nothing

Gilbert: ~~No comments,~~ I Thank you for entrusting me to be a representative from City Council for the upcoming Parks and Recreation Commission meetings for Mill Creek Park design.

Buyukbozkirli: No comment.

O. NON-ARRANGED PARTICIPATION:

Robert Smith, Dexter Area Fire Department Chief provided a scenario of an oil spill in Mill Creek or the Huron River and the City's utilities department or DPW being able to bill for cost recovery via the proposed Cost Recovery Ordinance.

P. ADJOURNMENT:

Motion Fisher; support Griffin to adjourn the meeting at 8:54 pm.

Unanimous voice vote approval with Hubbard absent.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____